

043.0

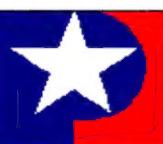
0007

0012.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
576,200 / 576,200  
576,200 / 576,200  
576,200 / 576,200
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PARK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KENNEY RITA M	
Owner 2:		
Owner 3:		
Street 1:	32 PARK ST	
Street 2:		

Twn/City:		
St/Prov:	MA	Cntry
Postal:	02474	Type:

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	MA	Cntry
Postal:	02474	Type:

NARRATIVE DESCRIPTION		
This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1854, having primarily Vinyl Exterior and 1128 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500	Sq. Ft.	Site			0	80.	0.77	1			Other	-10					464,400						464,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	111,800		464,400	576,200		30763
							GIS Ref
							GIS Ref
							Insp Date
							02/12/18

PREVIOUS ASSESSMENT									Parcel ID	043.0-0007-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	111,800	0	7,500.	464,400	576,200		Year end	12/23/2021	
2021	101	FV	111,800	0	7,500.	464,400	576,200		Year End Roll	12/10/2020	
2020	101	FV	111,800	0	7,500.	464,400	576,200		Year End Roll	12/18/2019	
2019	101	FV	148,900	0	7,500.	493,400	642,300	642,300	Year End Roll	1/3/2019	
2018	101	FV	148,900	0	7,500.	399,900	548,800	548,800	Year End Roll	12/20/2017	
2017	101	FV	148,900	0	7,500.	348,300	497,200	497,200	Year End Roll	1/3/2017	
2016	101	FV	148,900	0	7,500.	296,700	445,600	445,600	Year End	1/4/2016	
2015	101	FV	151,100	0	7,500.	290,300	441,400	441,400	Year End Roll	12/11/2014	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
	9585-60		1/1/1901	Family		No	No	N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment												Date	Result	By	Name
3/30/2007	195	Re-Roof	4,000																	2/12/2018	Inspected	DGM	D Mann
10/4/1994	514	Manual	4,559					SIDING												1/17/2009	Meas/Inspect	345	PATRIOT
																				3/25/2004	Inspected	BR	B Rossignol
																				11/1/2000	Hearing Chag	153	PATRIOT
																				4/1/2000	Inspected	197	PATRIOT
																				3/3/2000	Measured	268	PATRIOT
																				8/16/1993		MF	

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 22 - Conventional				Full Bath: 1	Rating: Fair												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Fair												
Color: YELLOW				A Kits:	Rating:												
View / Desir:				Frpl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1854	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: FR - Fair	40. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:		1	5	2	M				
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 4 - Carpet				Override:		%		Baths:									
Sec Floors: 2 - Softwood	30 %			Total:	40.3 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 80.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.98010004													
Insulation: 2 - Typical				Adj \$ / SQ: 105.851													
Int vs Ext: S				Other Features: 47750													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 187233													
% Com Wal	% Sprinkled			Depreciation: 75455													
				Depreciated Total: 111778													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:					Color:								
<b>PARCEL ID</b> 043.0-0007-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								
<b>RESIDENTIAL GRID</b>																	
1st Res Grid	Desc: Line 1	# Units	1														
Level	FY LR DR D K FR RR BR FB HB L O																
Other																	
Upper																	
Lvl 2																	
Lvl 1																	
Lower																	
Totals	RMs: 5	BRs: 2	Baths: 1	HB													
<b>SKETCH</b>																	
16		22															
SFL		TQS															
FFL		FFL															
BMT		BMT															
( 256 )		( 352 )															
<b>CONDO INFORMATION</b>																	
Location:																	
Total Units:																	
Floor:																	
% Own:																	
Name:																	
<b>REMODELING</b>																	
Exterior:																	
Interior:																	
1	5	2	M														
Additions:																	
Kitchen:																	
Baths:																	
Plumbing:																	
Electric:																	
Heating:																	
General:																	
<b>RES BREAKDOWN</b>																	
Totals	1	5	2														
<b>SUB AREA</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	608	31.760	19,307													
FFL	First Floor	608	105.850	64,357													
TQS	3/4 Story	264	105.850	27,945													
SFL	Second Floor	256	105.850	27,098													
ENT	ENTRY	30	25.870	776													
<b>SUB AREA DETAIL</b>																	
Net Sketched Area:	1,766	Total:	139,483														
Size Ad	1128	Gross Area	1854	FinArea	1128												
<b>IMAGE</b>																	
																	
<b>AssessPro Patriot Properties, Inc</b>																	